



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

JINX C. AUERBACH

DR 812-175

0.86 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Falls, bounded and described as follows:

Being a part of Quarter Township 4, Township 1, Range 8, United States Military Lands, also being all of the lands now owned by Jinx C. Auerbach as recorded in Muskingum County Deed Book 812-175, and being more particularly described as follows:

BEGINNING for reference at an iron pin found on the Northwest corner of Lot 8 of Dillons Falls Drive No 2 as the same is designated and delineated on Muskingum County Plat Book 8, Page 49; THENCE along the west line of said Lot 8 and the east line of lands now owned by Gregory P. and Heather M. Combs (OR 1827-411) South 12 degrees 01 minutes 00 seconds East 172.29 feet to an iron pin found on said Combs' southeast corner and the principal place of beginning; THENCE along the west line of lands now owned by Brad J. Melsheimer (OR 2034-420) and Johnny H. and Brenda K. Miller (OR 1931-789), South 12 degrees 02 minutes 03 seconds East 172.46 feet to an iron pin found on the northeast corner of lands now owned by Patrick J. and Kaye D. Musselman (DR 1103-441); THENCE along said Musselman's north line South 77 degrees 59 minutes 16 seconds West 216.82 feet to an iron pin found on the east line of lands now owned by Rebecca Hoopes (OR 2148-336), passing an iron pin found at 187.07 feet; THENCE along said Hoopes' east line and the east line of lands now owned by David T. Duemmell, Jr. (OR 2174-724), North 12 degrees 03 minutes 38 seconds West 172.45 feet to a point on said Combs' southwest corner; THENCE along said Combs' south line North 77 degrees 59 minutes 00 seconds East 216.90 feet to the principal place of beginning, passing an iron pin found at 15.00 feet; containing 0.86 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on the south line of lands now owned by Gregory P. and Heather M. Combs as described in Muskingum County Official Record 1827-411 as bearing South 77 degrees 59 minutes 00 seconds West as per Bowman Surveying plat dated November 11, 2003.

This description is written based on an actual field survey completed March 31, 2009 by Timothy H. Linn Reg. No. 7113.

OFFICE COPY NOT RECORDABLE

STATE OF OHIO
 TIMOTHY H. LINN
 PROFESSIONAL SURVEYOR
 REG. NO. 7113

Timothy H. Linn Reg. No. 7113 Date 3/31/09

Parcel No.: All of: 17-53703-0013 (0.86 ac.)

DESCRIPTION APPROVED BY: [Signature] 3/16/09

Iron Pin Found
at the Northwest Corner
of Lot 8, Dillons Falls Drive
No. 2, P.B. 8, Pg. 49.

DILLONS FALLS DRIVE, NO. 2
PLAT BOOK 8, PAGE 49
LOT 8

Gregory P. & Heather M.
Combs
OR 1827-411

P.O.B.

Brad J. Melsheimer
OR 2034-420

David T. Dremmell, Jr.
OR 2174-724

Jinx C. Auerbach
DR 812-175
±0.86 Acres

Johnny H. &
Brenda K. Miller
OR 1931-789

Rebecca Hoopes
OR 2148-336

Patrick J. & Koye D. Musselmon
OR 1103-441

SITUATED IN

The State of Ohio, County of Muskingum
Township of Falls, and being a part of the 4th Quarter
Township, T1, R8 of the United States Military Lands.

LEGEND

● Iron Pin Found

DESCRIPTION
APPROVED

By: *[Signature]* 3/31/09

BASIS OF BEARING

Bearings are based on the south line of OR 1827, Page 411
as being (S 77°59'00" W), as per Bowman Surveying dated
11/11/03.

REFERENCES

DR 812-175
DR 1103-441
OR 1827-411
P.B. 8, Pg. 49

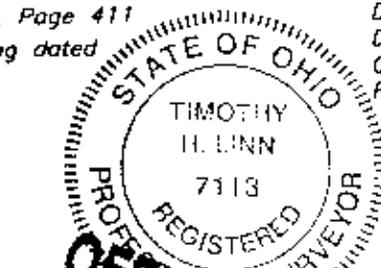
PARCEL NO.

All of: 17-53-01-39-000 (±0.86 ac.)

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



**OFFICE COPY
NOT RECORDABLE**

3/31/09
Date

Project No.: 17-53-01-39-000



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P.O. Box 8088 Zanesville, Ohio 43702-2088

G:\Survey-Plats\Muskingum\Falls Twp\17-53\17-53 Auerbach\17-53 Auerbach.dwg, 3/31/2009 2:38:40 PM, *JKF